

March 7, 2001

**TO:** Applicant

**FROM:** John Lettelleir AICP, Director of Planning

**SUBJECT:** Results of the City Council Meeting, March 6, 2001

**SCHEDULED FOR THE MARCH 20, 2001 CITY COUNCIL MEETING.**

**Site Plan & Final Plat:** Phelps and Wood Addition, Block 1, Lot 1  
**Applicant(s):** Metricom, Architects Phelps/Wood, and Whalen & Company

**DESCRIPTION:**

An existing office and an existing tower on one lot on 1.0± acre on the southeast corner of F.M. 720 (Main Street) and Taft Powell Road. Zoned Agricultural with Specific Use Permit-51 for a Telecommunications Antenna. Neighborhood #18.

**APPROVED:** \_\_\_\_\_ **DENIED:** \_\_\_\_\_ **TABLED:** 6-0

**ACTION:**

Approved subject to:

Site Plan

City Council continued the tabling to the March 20, 2001 meeting.

Final Plat

Continued the applicant's waiver of the 30-day review period.

DM/sg

cc: Metricom 972-543-2310  
Ed Ritchie 214-67/-9524  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.: 3D****Final Plat:** Turnbridge Manor - Phase One**Applicant(s):** Turnbridge Manor, Ltd. and Papagolos Development Company**Description:**

One Single-Family-5 lot, 131 Single-Family-4 lots, and two open space lots on 53.4± acres on the east side of Independence Parkway, 3,000± feet north of S.H. 121. Zoned Planned Development-137 -Single-Family-5/Single-Family-4. Neighborhood #27.

**Remarks:**

The final plat shows one Single-Family-5 lot, 131 Single-Family-4 lots, and two open space lots developed to Planned Development-137 standards. Two points of access will either be provided through the improvement of four lanes of Independence Parkway from S.H. 121 to Turnbridge Drive, or improvement of two lanes of Independence Parkway to Rolater Drive and two lanes of Rolater Drive to Custer Road. Off-site street, water, sanitary sewer, and drainage easements are necessary for development of this property. These easements must be obtained and filed prior to a City release for construction.

A six-foot masonry wall and three-inch caliper trees planted 30 feet on center in 25 feet of additional right-of-way for screening and landscaping purposes will screen lots backing to Independence Parkway. Since the wall is not required, the wall will be maintained by the homeowners association.

Access to Future School Site

At their October 17, 2000, meeting, the City Council approved the purchase of a property located immediately to the east of Turnbridge Manor - Phase One. The property is planned to be developed as a park and elementary school. Staff and the applicant have discussed modifications to the design of the subdivision to improve access to the future park and school site. Although a preliminary plat has been approved for this property, the applicant is amenable to the modifications. Any modifications will be incorporated into the final plat and engineering plans.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Staff approval of screening wall and landscape plans.

2. Additions and/or alterations to the engineering plans as required by the Engineering Department.
3. Filing of all required off-site easements prior to city release for construction.
4. Provision of two points of access to the subdivision through the improvement of four lanes of Independence Parkway from S.H. 121 to Turnbridge Drive, or improvement of two lanes of Independence Parkway to Rolater Drive and two lanes of Rolater Drive to Custer Road.